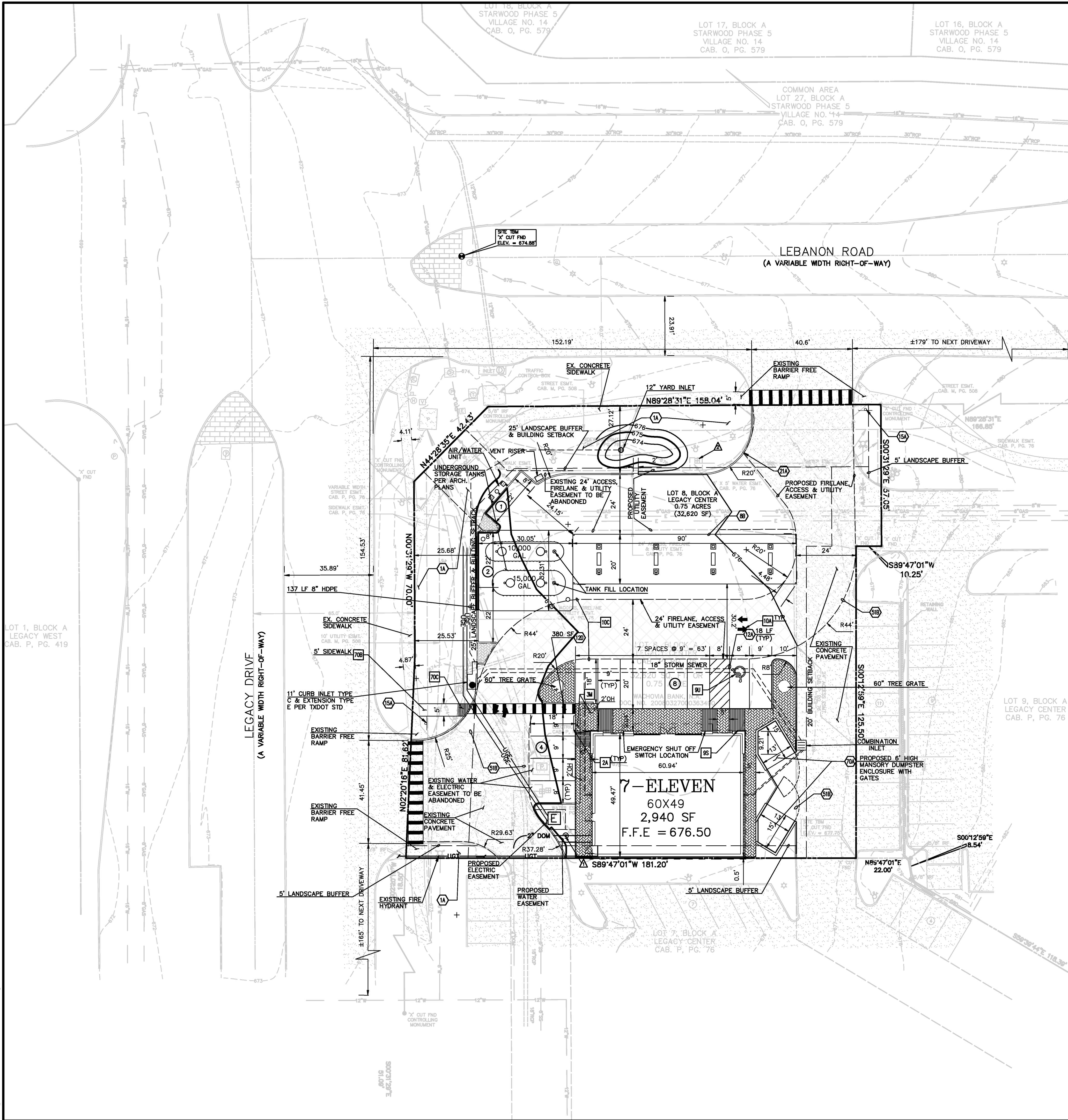


LOT 1, BLOCK A
LEGACY WEST
CAB. P, PG. 419

JOB # 26335.0 DRAWING: 26335PROJ.dwg LAST SAVED BY: LWY



BENCHMARK:

- ELEVATIONS ARE BASED ON:
 - FINISHED FLOOR ELEVATION OF MCDONALDS BUILDING, SOUTH OF SUBJECT SITE, AS SHOWN ON ORIGINAL GRADING PLAN OF SUBDIVISION BY BURY+PARTNERS DATED 03/19/2003. RECORD ELEVATION = 676.50'. FOUND ELEVATION = 676.50'.
 - FINISHED FLOOR ELEVATION OF BLOCKBUSTER BUILDING, LOCATED ON LOT 10, EAST OF SUBJECT SITE, AS SHOWN ON ORIGINAL GRADING PLAN OF SUBDIVISION BY BURY+PARTNERS DATED 03/19/2003. RECORD ELEVATION = 685.50'. FOUND ELEVATION = 685.51'.
- SITE TBM - 'X' CUT FOUND IN THE MIDDLE NOSE AT THE EDGE OF BRICK PAVERS, AT A TRAFFIC CONTROL BOX, AT THE INTERSECTION OF LEBANON ROAD AND LEGACY DRIVE, NORTH OF SUBJECT SITE. ELEVATION = 674.88'.
- SITE TBM - 'X' CUT FOUND IN FACE OF CURB FOR THE SOUTHEAST CORNER OF SUBJECT SITE. ELEVATION = 677.75'.

CITY SITE PLAN NOTES:

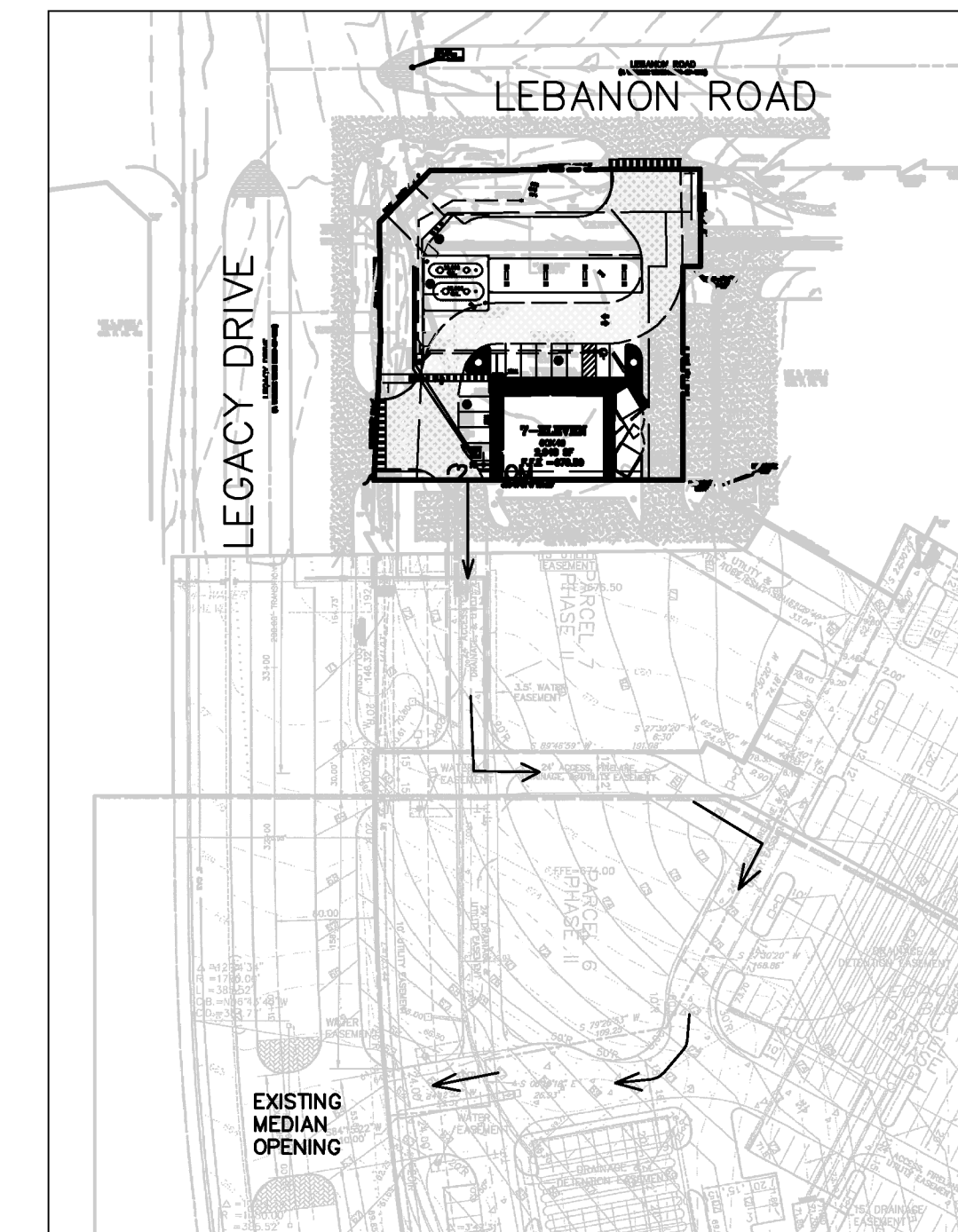
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

NOTES:

- NO FLOODPLAIN EXISTS ON SITE.
- UNDERGROUND DETENTION HAS BEEN PROVIDED BY LEGACY CENTER BASED ON AS-BUILT PLANS FOR LEGACY CENTER PREPARED BY BURY & PARTNERS DATED MAY 13, 2003.

LOT 8, BLOCK A SITE DATA SUMMARY TABLE	
ZONING	PD-33 BUSINESS CENTER
PROPOSED USE	CONVENIENCE STORE WITH GAS PUMPS
LOT AREA	0.75 ACRES (32,620 S.F.)
BUILDING SQUARE FOOTAGE	2,940 S.F.
BUILDING HEIGHT	ONE STORY (25')
LOT COVERAGE	9%
FLOOR AREA RATIO	0.09:1
PARKING REQUIRED (1 PER SPACE 200 S.F.)	15
PARKING PROVIDED (REGULAR)	14
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
TOTAL	15
INTERIOR LANDSCAPING REQUIRED	225 S.F.
INTERIOR LANDSCAPING PROVIDED	336 S.F.
TOTAL IMPERVIOUS SURFACE AREA	26,420 S.F.
TOTAL PERCENT OF IMPERVIOUS SURFACE	80.99%
TOTAL OPEN SPACE REQUIRED	2,284 S.F.
TOTAL OPEN SPACE AREA PROVIDED	2,411 S.F.
TOTAL PERCENT OF OPEN SPACE PROVIDED	7.39%

*HANDICAP PARKING PROVIDED IN ACCORDANCE WITH ADA STANDARDS



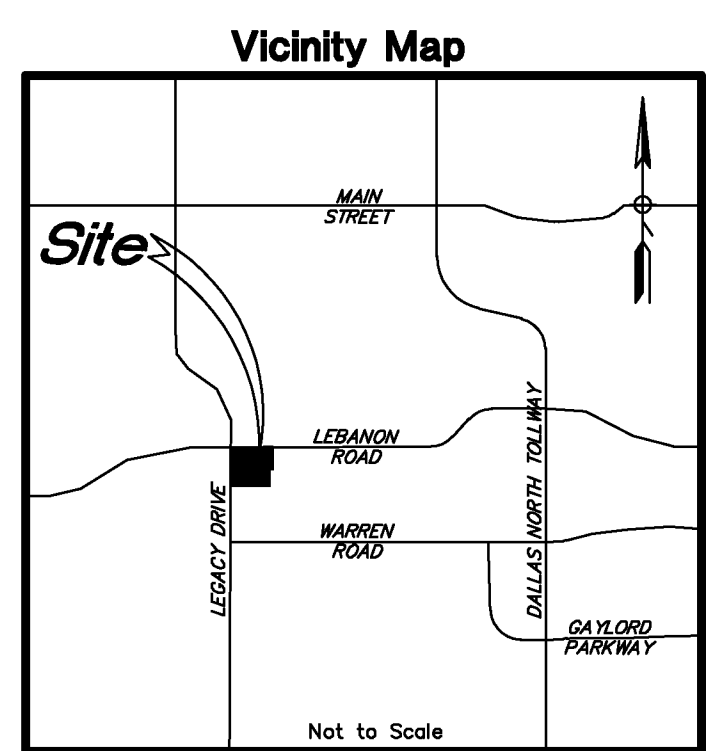
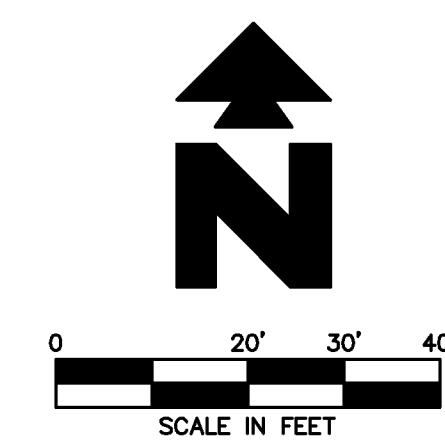
APPLICANT:
PETER FONBERG TRUSTEES
5452 GLEN LAKES #203
DALLAS, TEXAS 75231
PETER D. FONBERG
(214) 676-2600

OWNER:
WACHOVIA BANK N.A.
5080 SPECTRUM DRIVE, STE 400E
ADDISON, TEXAS 75001
DONNA T. JOHNSON
(972) 419-3189

SURVEYOR:
PETER SURVEYING CO.
623 E DALLAS ROAD
GRAPEVINE, TEXAS 76051
TIMOTHY MANKIN
(817) 481-1806

CIVIL ENGINEER:
CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FWY, STE 100
DALLAS, TEXAS 75234
LEONG (JEREMY) WEE-YEE, P.E.
(972) 488-3737

F-7524



LEGEND

EXISTING	
GAS METER	MONITORING WELL
IRR. CONTROL VALVE	TRAFFIC SIGNAL POLE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL BOX
POWER POLE	ELECTRIC MAN HOLE
DOWNGUT	GAS PIPELINE MARKER
S.S. MAN HOLE	VAULT
CLEAN OUT	TREE
FIRE HYDRANT	SIGN
WATER METER	LIGHT POLE
FUEL PORT	TYPICAL FENCE
WATER VALVE	CONCRETE
TRANSFORMER PAD	BOLLARD
ELECTRIC METER	COVERED AREA
STORM DRAIN MAN HOLE	A/C PAD
EASEMENT LINE	
PROPOSED	
BOUNDARY LINE	
RIGHT OF WAY LINE	
CONCRETE CURB AND GUTTER.	
SEE DETAIL 1A/1B.	
CURB INLET	
BUILDING CONTROL POINT	
PROPOSED PARKING SPACES	
LIMITS OF COLORED AND PATTERNED CONCRETE (DESIGNED TO APPROVED BY CITY)	
FIRELANE, ACCESS & UTILITY EASEMENT	
BACKFLOW PREVENTER	
ELECTRIC TRANSFORMER	
2' OVERHANG	
SITE DETAILS	
2A PRECAST CONCRETE WHEEL STOP	
3M WHEELCHAIR RAMP IN SIDEWALK	
9S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN	
9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL.)	
10A TRAFFIC FLOW ARROW (TYP.)	
10C FIRE LANE MARKING	
70B CONCRETE SIDEWALK PER CITY DETAILS (SEE WIDTH INDICATED ON PLAN)	
70C BARRIER FREE RAMP PER CITY DETAILS	
SITE NOTES	
1A SEED GREEN AREA	
1C LANDSCAPE ISLAND (TYP.)	
8B OVERHEAD CANOPY - (TYP. -PER ARCH. PLANS)	
12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL.)	
12D 4" WIDE PAINTED YELLOW STRIPES, 2.0' O.C. @ 45' (SEE SIZE INDICATED AT SYMBOL.)	
15A *STOP SIGN	
21A TAPER CURB TO MATCH EXISTING CURB	
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL	
70A DUMPSTER ENCLOSURE PER ARCH. PLANS	

ID	PROPOSED METER	TYPE	SIZE	QUANTITY	SANITARY
Δ	DOMESTIC (EXISTING TO BE RE-USED)	POSITIVE DISPLACEMENT	2"	1	6"
Δ	IRRIGATION (EXISTING TO BE RE-USED)	POSITIVE DISPLACEMENT	2"	1	

CITY PROJECT #68PRP10-0002 LEGACY CENTER ADDITION BLOCK A, LOT 8 COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO 148 CITY OF FRISCO, COLLIN COUNTY, TEXAS					
INITIAL DESIGN	4/13/10	LWY	LWY	FOA	FOA
	DATE	PRN	PM	DES	DRW
7-ELEVEN					
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234				(972) 488-3737 (972) 488-6732	
SITE PLAN 4420 LEGACY DRIVE FRISCO, TEXAS				DATE 4/21/10 12:41 PM REV-2	SHEET NO. C2

26335PROJ

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